

108.0

0002

0047.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

769,800 / 769,800

USE VALUE:

769,800 / 769,800

ASSESSED:

769,800 / 769,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
353		WASHINGTON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LOBO ANTONIO	
Owner 2: SHINDE RUJUTA	
Owner 3:	
Street 1: 353 WASHINGTON ST	
Street 2:	

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y
Postal: 02474 Type:**PREVIOUS OWNER**

Owner 1: PHADNIS SHREYAS & -

Owner 2: CHITRE RESHMA -

Street 1: 353 WASHINGTON STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry
Postal: 02474**NARRATIVE DESCRIPTION**

This parcel contains .211 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Wood Shingle Exterior and 1754 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9183		Sq. Ft.	Site		0	70.	0.76	5									486,845						486,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9183.000	283,000		486,800	769,800		69320
							GIS Ref
							GIS Ref
							Insp Date
							08/15/16

PREVIOUS ASSESSMENT								Parcel ID	108.0-0002-0047.0	Date	18511!
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	283,000	0	9,183.	486,800	769,800		Year end	12/23/2021	
2021	101	FV	302,500	0	9,183.	486,800	789,300		Year End Roll	12/10/2020	
2020	101	FV	302,500	0	9,183.	486,800	789,300	789,300	Year End Roll	12/18/2019	
2019	101	FV	244,800	0	9,183.	493,800	738,600	738,600	Year End Roll	1/3/2019	
2018	101	FV	244,800	0	9,183.	368,600	613,400	613,400	Year End Roll	12/20/2017	
2017	101	FV	244,800	0	9,183.	333,800	578,600	578,600	Year End Roll	1/3/2017	
2016	101	FV	294,100	0	9,183.	319,900	614,000	614,000	Year End	1/4/2016	
2015	101	FV	271,900	0	9,183.	271,200	543,100	543,100	Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
PHADNIS SHREYAS	78422-246	1	8/6/2021			781,000	No	No							
NASSER HAJO-ET	64007-156		7/31/2014			574,000	No	No	Y						
	20632-448		7/1/1990			179,500	No	No							

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/7/2011	1260	Re-Roof	7,500						9/16/2021	SQ Mailed	JO	Jenny O					
									8/15/2016	Measured	DGM	D Mann					
									8/15/2016	Left Notice	DGM	D Mann					
									5/27/2009	Measured	189	PATRIOT					
									1/22/2000	Inspected	263	PATRIOT					
									11/29/1999	Mailer Sent							
									10/26/1999	Measured	256	PATRIOT					
									8/23/1991		JK						
										Sign:	VERIFICATION OF VISIT NOT DATA						

